

# **LEGEND:**

PLANNING AREA  
BOUNDARY



MUNICIPAL  
BOUNDARY



ACTIVE USE  
PARKS



PASSIVE USE  
OR POCKET PARKS  
(LOCATION APPROX.)



OPTIONAL  
PRIVATE RECREATION



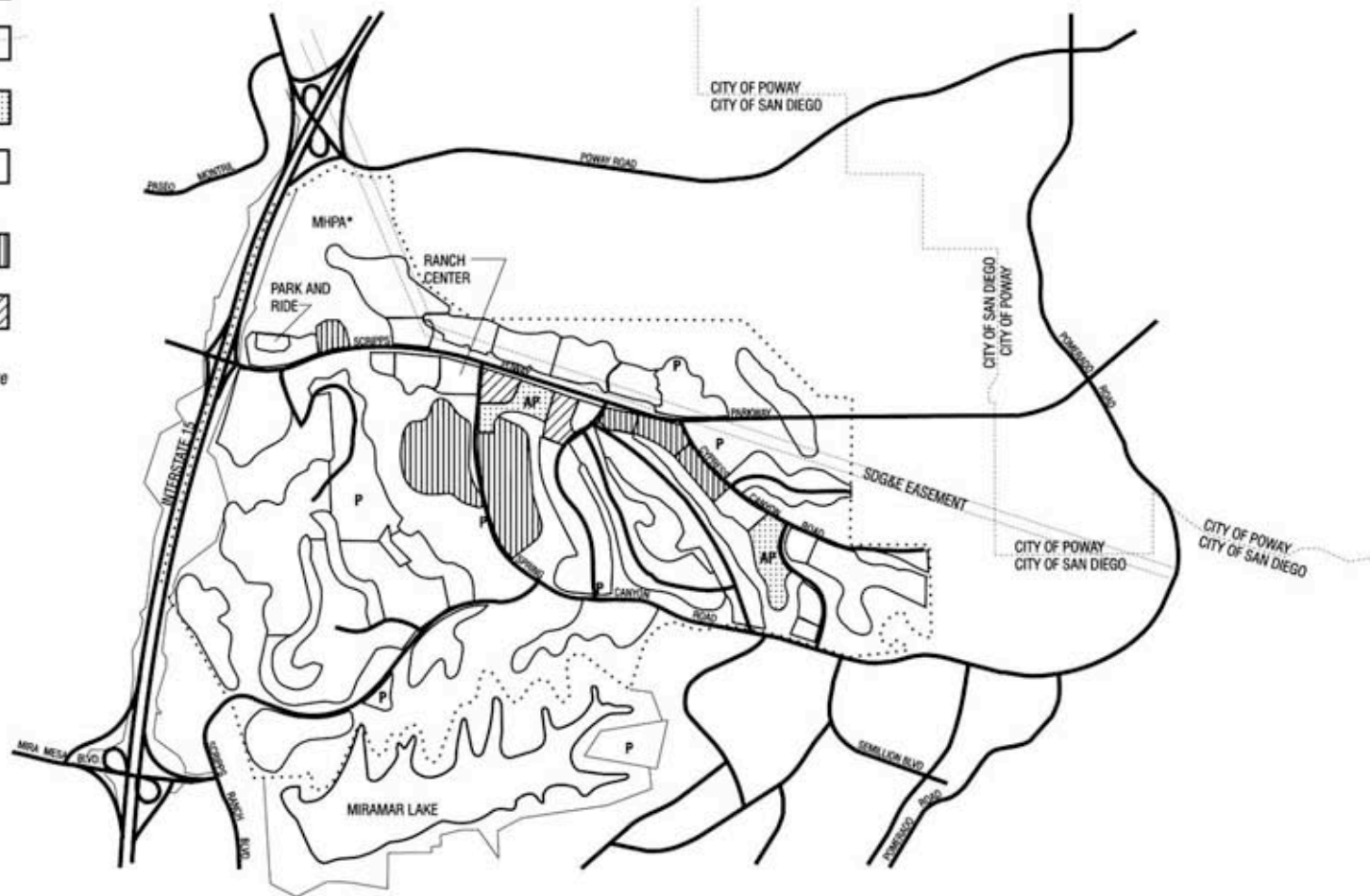
SCHOOL RECREATION  
FACILITY



## **NOTES:**

Alignment of roads shown may change  
during final design.

\*MHPA: Multiple Habitat  
Planning Area



**Parks and Recreation System**

**Miramar Ranch North Community Plan**

**18**

**FIGURE**



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## SECTION 7: PARK AND RECREATION ELEMENT

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**Goal 1:** Provide adequate park development, recreational facilities, and active use open space as needed for the community, while ensuring access to nearby regional parks.

**Goal 2:** Provide broad areas of natural open space with linkages to one another and with adequate buffers to active use areas.

The proposals presented in this section are depicted in **Figure 18**. A system combining both public and private park and recreation facilities is proposed, to meet the growing leisure and recreational needs of community users. This system is tied where possible into that of Scripps Miramar Ranch.

### 7.1 PUBLIC PARK SYSTEM

#### 7.1a Park Service District

**Objective:** Alter the existing park service districts to create a single district encompassing the entire planning area.

In order to achieve maximum flexibility in park acquisition and development, a consolidation and realignment of existing park service districts is proposed. A single district incorporating the entire planning area should be created.

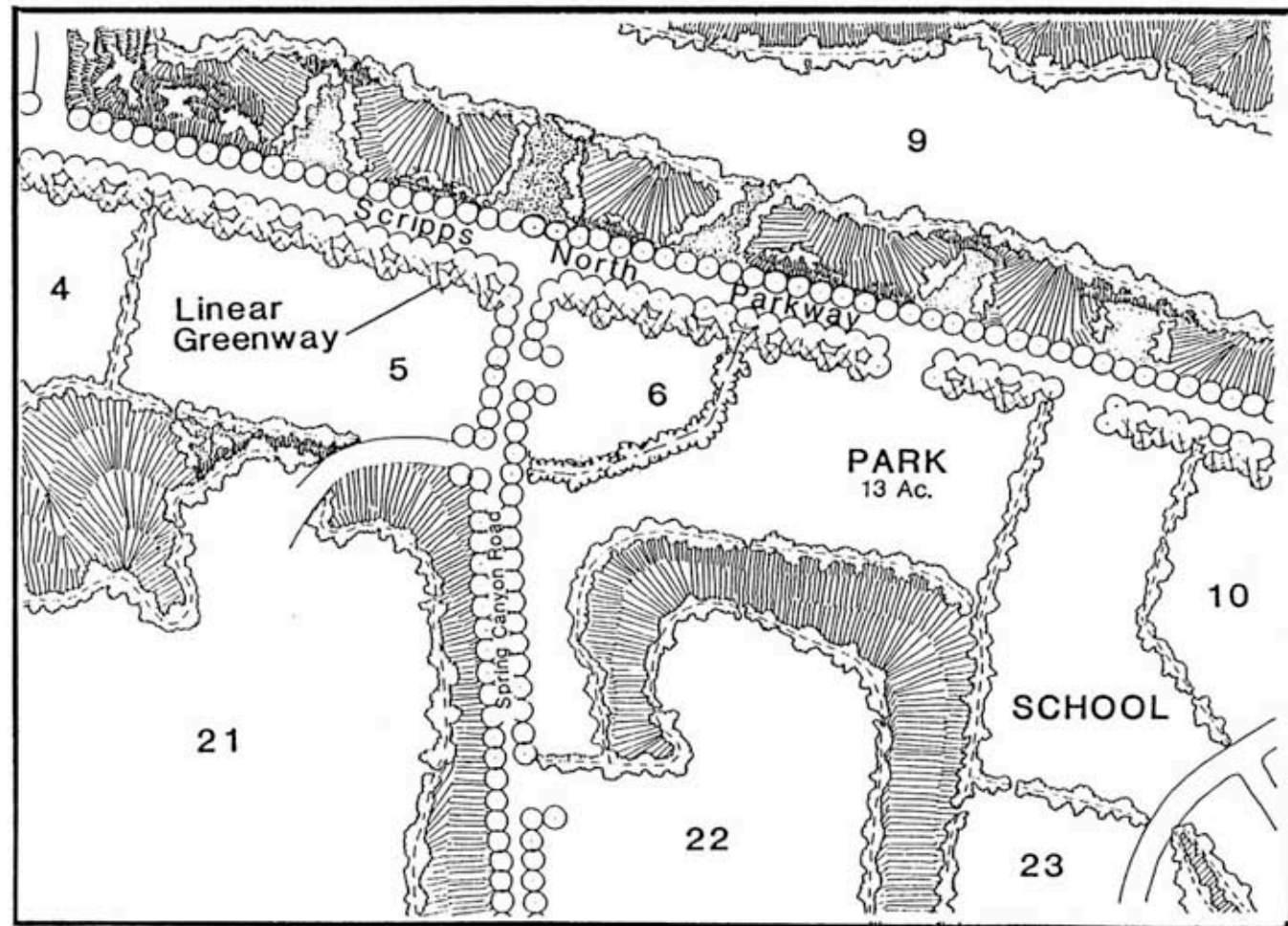
#### 7.1b Public Neighborhood Parks

**Objective:** Develop accessible public parks to meet the needs of residents and working persons of all ages in the community.

The General Plan sets forth guidelines for sizing and locating neighborhood and community parks. These parks are population-based parks. There should be one Neighborhood Park for each 3,500 to 5,000 persons and one community park per 25,000 population. The guidelines indicate a neighborhood park should contain ten acres when it stands alone or five acres if it is located next to an elementary school where five acres of the school site may be used jointly for the park. A community park should contain 20 acres, according to the General Plan. There are three parks within the planning area. Two in Cypress Canyon are oversized so they may fill both neighborhood and community needs. The third park, located along Scripps Ranch Road overlooking Miramar Lake, called the Lakeshore Park, will serve special needs as a lookout spot and as access to the lake.

The neighborhood parks in Miramar Ranch North should accommodate special needs and characteristics of the community. First, the lakeshore park site area is too small to be considered a neighborhood park. Also, the location of the park along the shore of the reservoir and its possible use as a public access point to the reservoir place special demands on the park. The logical use of the park would be for passive uses: viewing, picnicking, sunbathing, and as an access point to lakeside trails. These uses do not require the same

PARK:	13 ACRES
SCHOOL:	
Exclusive Use:	5 ACRES
Joint Use:	5 ACRES
TOTAL:	23 ACRES



## West School and Park Conceptual Plan

Miramar Ranch North Community Plan

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FIGURE

acreage as multi-sports fields, so the park's five-acre size with three usable acres should be adequate. In order to compensate for the small lakeshore park the two park sites in Cypress Canyon are oversized.

The western neighborhood park (**Figure 19**) contains approximately 13 acres and is next to a ten-acre elementary school site of which, five acres will be for joint City and school use, so there will be 18 acres available for recreation. The east site, a portion of which is designated for community park facilities, (**Figure 20**) contains 20 acres, and is next to a five-acre elementary school.

### SUMMARY OF USABLE PARK ACREAGE

	General Plan Standard (Acres)	
	Park	School**
Community Park	11	—
Community Park	11	—
Lakeshore Park	10	—
West Park Site	5	5
East Park	10	—
<b>Total</b>	<b>36</b>	<b>5</b>
	Acres Provided	
	Park	School**
Community Park	—	—
Lakeshore Park	3	—
West Neighborhood Park	13	5
East Neighborhood/Community Park	20*	—
<b>Total</b>	<b>36</b>	<b>5</b>

\*Eleven acres for community park facilities

\*\*Joint use acreage

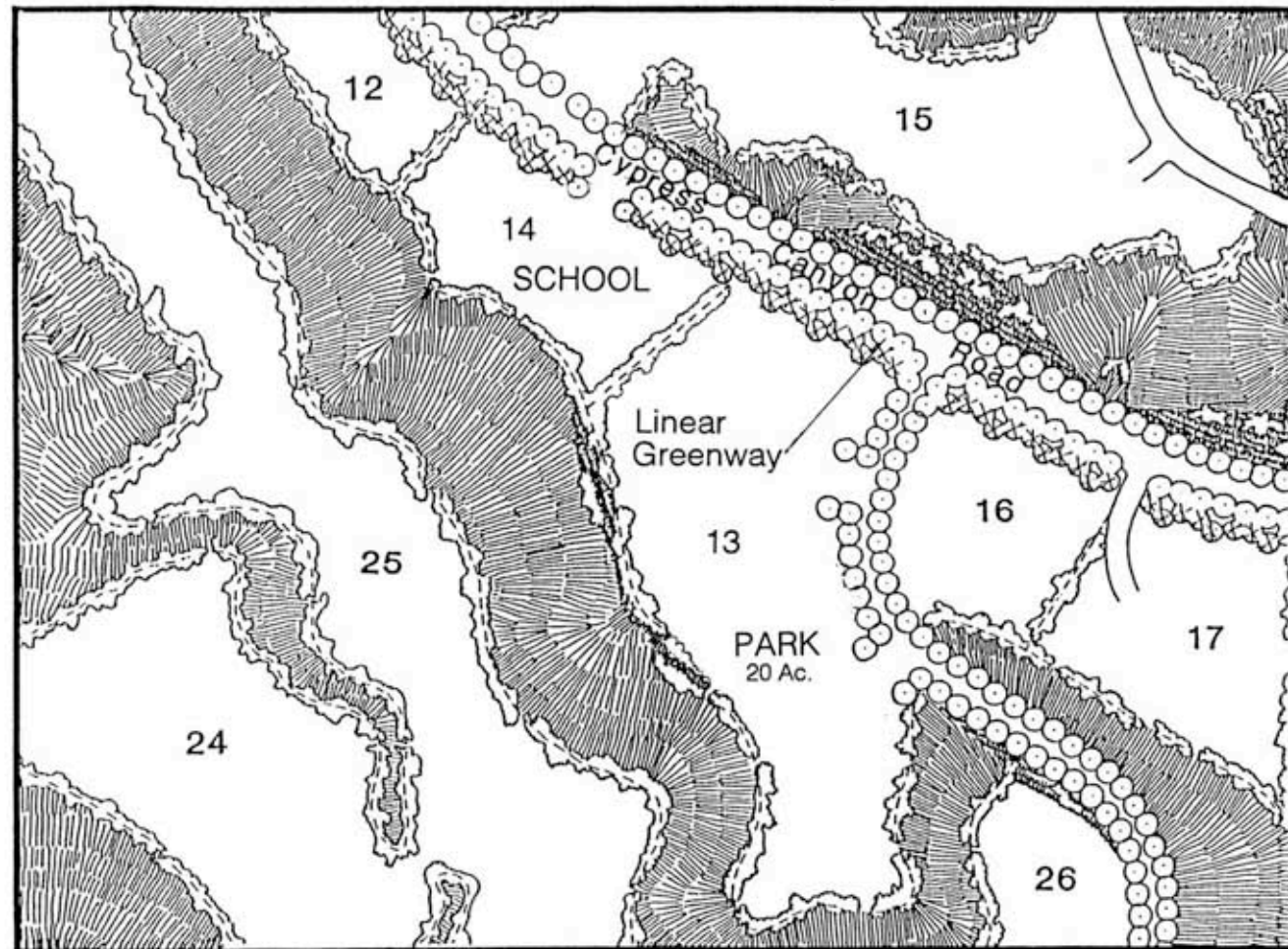
As can be seen in the summary, the General Plan standard for total park acreage is proposed in the Plan. The large neighborhood parks may be used for extra multi-sports fields to compensate for the lack of room in the designated community park located in Scripps Ranch. One of the sport fields in either Cypress Canyon park could be lighted. Topographic separation of the parks with adjacent residential development would minimize complaints about use of the lights.

Five pocket parks are proposed to be strategically located within the community. These parks will contain about one acre each and have limited facilities for use as rest stops for joggers, a trailhead and for picnics. Typical facilities may consist of limited parking on gravel, picnic tables and benches. There should be no turf areas within these parks, which will be maintained by the Open Space Maintenance District.

Development of some of the acreage in the neighborhood parks should be identified in the PFFP as community park facilities.



PARK:  
     Exclusive Use: 15 ACRES  
     Joint Use: 5 ACRES  
 SCHOOL: 5 ACRES  
 TOTAL: 25 ACRES



## East School and Park Conceptual Plan

Miramar Ranch North Community Plan

**20**

FIGURE

The westernmost park functions as a major facility in the Ranch Center. The 13-acre site should be developed with a large multipurpose field, tennis courts and other game courts. In addition, children's play areas, picnic and sitting areas and landscaping are appropriate. This park may contain up to 18 acres with an additional five acres provided for the school site, which is development area eight, provided that up to five of the 18 acres of park area are designed for school playground use and available during normal hours of school operation, and as long as the school and park acreage combined equals at least 23 acres. A structure housing restrooms and storage areas is anticipated. In addition, a community garden is possible. Shared parking with the recreation club and/or elementary school should be considered. Usage by both community residents and industrial park personnel should be anticipated in the design of the park.

The normal size of a neighborhood park located next to an elementary school is five usable acres, according to City standards. Due to the intense use anticipated by both residents and working persons, and because of the increasingly greater demand for adult and children's playing fields, enlarged facilities in both park sites are called for. The west park site should open at such time as specified in the PFFP, which shall be within 18 months of the occupancy of the first residential unit approved subsequent to the 1987 plan amendment.

The easternmost park is about 20 acres in size and will serve as a combination neighborhood and community park facility. Possible facilities could include children's play areas, lawn and sitting areas, a multipurpose field and/or court, restrooms and other facilities which are normally associated with a community park. Shared parking with the adjacent elementary school should be considered provided that adequate parking is available for exclusive school use during normal hours of school operation, and the cost of maintenance, repairs and utilities attributable to non-school usage is borne by the City.

Both the east and west parks will have a shared use area of about five acres, owned either as a park by the City or as playground area for the school by the school district, based on a shared use agreement between the school district and the City. In any case, grading and improvements of any area subject to a shared use agreement shall be submitted to the school district for review and approval. The shared use agreement should stipulate exclusive use by the district of all times when school is in session and should specify the source of funding for maintenance for turfed areas.

### **7.1c Park and Recreation Facilities for Twin Communities**

**Objective:** Develop a public community park meeting the socio-cultural and recreational needs of Miramar Ranch North and Scripps Ranch residents.

In the Scripps Miramar Ranch Community Plan adopted in July 1978, a community park site at the eastern end of Miramar Lake is designated for acquisition and improvement. This site was purchased by the City using Scripps community park fees. The community park was intended to serve residents and employees in both the Scripps and Miramar Ranch North communities. However, it is now clear this park site is not of adequate usable size to meet the community recreation demands of the twin communities. Therefore, the eastern park site in Miramar Ranch North has been designated as a combined community and neighborhood park

to meet the needs of the residents of Miramar Ranch North. This will lower the potential demand on the designated Scripps Ranch Community Park, allowing it to serve just residents of Scripps Miramar Ranch. It is expected that community parks in the twin community area will, in practice, be available to residents of both communities, based on standard Parks Department policy.

Primary twin community recreational facilities include the lakeside community park, after-hours community use of playfields constructed with the secondary school site in Scripps Ranch and the enlarged eastern park in Miramar Ranch North. Facilities may include one or a combination of the following with the district:

- Community recreation center, including indoor active recreation facilities and meeting areas.
- Sports complex, emphasizing playing fields and outdoor play courts.
- Gymnasium facility.
- Multipurpose gymnasium-auditorium with stage.
- Community rooms and senior center.
- Combined assembly hall/community theater.
- Outdoor amphitheater.
- Swimming pool and accompanying facilities.

The development of joint facilities should be explored, provided there is no loss of community programs, and such facilities are compatible with school district programs and operational considerations.

### **7.1d School Recreational Facilities**

**Objective:** Make arrangements whereby school recreational facilities are available for public use.

Both the elementary school sites are expected to accommodate several acres of play yard and equipment for the school educational programs. In accordance with the Civic Center Act, these facilities, where possible, should be made available for public use when not in use for school purposes. Programs utilizing school and public park facilities jointly should be encouraged. School play fields must be designed to meet district standards for instructional program requirements.

### **7.1e Regional Recreational Opportunities**

**Objective:** Support the retention of Miramar Lake and Los Peñasquitos Canyon Preserve as City resource-based parks and develop adequate access to these parks from the community.

Miramar Ranch North lies adjacent to two existing regional/City parks: Los Peñasquitos Canyon Preserve and Miramar Lake Park. These resource-based parks should be retained for recreational and aesthetic purposes and developed as necessary to meet the needs of surrounding communities and the region as a whole. Portions of the planning area

immediately north of Miramar Lake have been dedicated to the City for expansion of the lake park site, as described in **Section 11.3**.

Los Peñasquitos Canyon Preserve runs from I-15 westward through Peñasquitos Canyon to Interstate 5. The park will be largely owned by the City with some acreage owned by the County. The easternmost finger of the park is accessible from Miramar Ranch North where Peñasquitos Creek flows under I-15, in the northwest corner of the planning area. An existing dirt access road reaches this point and should be eventually improved if required in conjunction with the future development of the Mercy property. A pedestrian trail running down from the Ranch Center should also provide access to Los Peñasquitos Canyon Preserve from the community. In addition, an equestrian trail connecting the preserve and the proposed Sabre Springs community through a portion of the Miramar Ranch North planning area is planned. An equestrian staging area may be appropriate at this connection because of ease of access. Development and open space preservation for the future institutional area are further addressed in **Section 8.4**.

The Miramar Lake Park lies between the communities of Scripps Miramar Ranch and Miramar Ranch North. This Plan supports the following recommendations for the park set out in the Scripps Miramar Ranch Community Plan:

- Development of jogging and bicycle trails along the perimeter lake road.
- Allowing private sailing, canoeing, kayaking, and rowing with launching only at Miramar Point.
- Permitting day camping near the concession stand and the Carroll Cove-Bernardo Bay area.
- Provision of primary access to the reservoir and park areas through the main entrance at the southwest corner of the lake.
- Preservation of the terrain and vegetation adjoining the reservoir to the extent possible.

Where feasible, access trails such as those shown in **Figure 18** should be developed to connect the Miramar Ranch North community to the lake. Small parking areas may be sited at the head of such trails, but no roadways should access the lake perimeter road from the north. A public access point with parking should be provided midway along Scripps Ranch Boulevard to encourage passive viewing and provide access to a pedestrian path and bike trail going down to the lake. For detailed guidelines for development within the view shed of Miramar Lake, see **Section 11.3**.

## **7.2 PRIVATE RECREATIONAL FACILITIES**

**Objective:** Encourage the development of commercial recreation, and recreation in conjunction with clustered residential development and industrial park areas.

In addition to public park and recreation facilities, the development of private recreational facilities is encouraged. These may consist of commercially operated recreational facilities as well as facilities developed as amenities to accompany other major land uses. Locations are shown in **Figure 18**.



A private recreation club to be built and operated by private developer(s) is designated in the Ranch Center next to the major neighborhood park. Membership in this facility should be open to community residents, and possibly to industrial park personnel, for recreation such as swimming, tennis and racquetball. In addition, a social membership should be considered to permit communitywide usage of meeting rooms for civic and social functions. An associated restaurant is a possibility. Shared usage of parking with the adjacent park should be studied. If the property is not purchased and used for a private recreation club by 1991, then the property may be developed with uses permitted in the RC, recreational-commercial zone.

Commercial recreation facilities should be considered for the freeway commercial site at Mercy interchange. Possible facilities include sports clubs, a hotel/motel, restaurants, a bowling alley and a family movie theater. Facilities addressed to families and to teenagers and young adults are particularly encouraged.

The recreational needs of persons working in the industrial employment centers can be largely met through recreational facilities provided by individual companies or areas, or by commercially operated recreation/sports clubs.

Private recreational amenities are also considered desirable in residential developments, in particular in multifamily projects. Possible amenities include clubhouses, swimming pools, tennis courts, volleyball courts, project gardens, and common lawns for playing and ball games. These facilities should be designed to enhance the aesthetic quality of the overall project. Where possible, they should tie into the active open space system. Family-oriented residential projects are, in particular, urged to provide adequate common outdoor recreational resources.

### **7.3 OPEN SPACE SYSTEM**

**Objective:** Integrate community-oriented parks and regional parks, recreation facilities, other selected open space areas and natural open space areas into an integrated system tied together by linkages which permit movement of wildlife and by pedestrian pathways.

This Plan calls for the development of a number of public park and private recreational facilities within and adjacent to the community. In addition, it proposes the creation of special open space preserves and an extensive natural open space network (see **Section 12.1**). A linear greenway is recommended for the enhancement of Cypress Canyon (see **Section 11.4**). The usage of these park and open space areas should be heightened by the development of pedestrian pathways and accompanying open space areas in selected locations. This would serve to tie together usable open space and park areas into a single open space system accessible to the public from many points.

Pedestrian paths which travel through natural areas should be left in as natural a state as possible. Occasional seating benches are to be built along the pedestrian paths which have a steep gradient. Trails and active open spaces adjacent to development projects should be integrated with private open space if feasible. Private and public projects should provide multiple access to adjacent pedestrian paths.

Pathways through native vegetation areas ought to be designed and improved as “hiking trails,” while paths through developed areas should be improved as landscaped sidewalks capable of intensive use. Transitions between “natural” and “urban” portions of pathways should be gradual in change of slopes, paving materials, and landscaping. All pathways and open space areas should be open for public use.

#### **7.4 PARK AND RECREATION IMPLEMENTATION**

**Objective:** Provide for the development and maintenance of the public and private park and recreational facilities outlined in this Plan.

**Table 12** summarizes the actions and responsible parties for implementation of the park and recreation proposals outlined in this Plan. Both development and maintenance of facilities should be considered in planning for implementation. Opening of the western park will occur within 18 months from the occupancy of the first residential unit in phase one.

Proposed public recreation facilities should be financed as set forth in the PFFP. The total cost of park acquisition and development should be borne equitably by the entire community as one service district. Maintenance of publicly owned open space areas must be financed through an Open Space Maintenance District if a higher level of service than that otherwise provided for by Council Policy is desired. Maintenance of park acreage above the number of acres required by General Plan standards, shall also be maintained by the Open Space Maintenance District.

The contribution of Miramar Ranch North to community recreational facilities should be distributed to the entire planning area. This contribution may take the form of fees, and/or in lieu construction of improvements, and should be comparable to the community park funds contributed by Scripps Ranch. Maintenance costs should be assumed by the City of San Diego, possibly offset by user fees on a citywide basis.

Where possible, individual development projects should be required to participate in the development and maintenance of the active open space system. Active open space areas should be required or preserved as development proceeds, through dedication, easements, or designation as a common area in a condominium situation. Landscaping and path improvements should be completed in conjunction with private projects, or if necessary, as part of community public facilities benefit assessments or fees. Maintenance of active open spaces and landscaping should be ensured during the review of individual projects. Active open space associated with private developments should be maintained by owner associations if possible. Some active open space areas may require maintenance by the Open Space Maintenance District.

Development of private recreational facilities, such as the recreation club and project recreational amenities, should be encouraged by residents and employment center personnel. Proposed projects should be reviewed for the uses planned; area or population served, and design quality, to ensure adequate recreational facilities. Maintenance should be managed on a private basis.

**TABLE 12**  
**IMPLEMENTATION OF PARK AND RECREATION ELEMENT**

<b>Proposal</b>	<b>Action</b>	<b>Responsibility</b>
Realign park service district into single communitywide district.	Submit request to Park and Recreation Department.	Planning Committee.
Acquire and develop the neighborhood parks and passive use parks in designated locations.	Acquire parkland and construct improvements.	Park and Recreation Department, assessment district, public facilities benefit assessment or fee.
Provide for twin community recreational facilities at contribution level comparable to Scripps Ranch.	Plan and construct community recreational improvements, ensure developer contributions.	Park and Recreation Department, planning committees of Scripps North, public facilities benefit assessment or fee.
Make school recreational facilities available for public use.	Submit request to San Diego Unified School District.	Planning Committee.
Support retention of and access to Los Peñasquitos Canyon preserve and Miramar Lake regional parks.	Monitor regional park situations and any proposed developments near regional parks.	Planning Committee, Planning Department.
Develop an integrated active open space system as shown in plan.	Monitor proposed developments, encourage open space purchase, dedication and easement.	Planning Committee, Park and Recreation Department, public facilities benefit assessment or fee.
Maintain pathways, preserves and active open space areas.	Create a communitywide Open Space Maintenance District for public areas, provide for maintenance of private facilities.	City Council, Planning Committee, homeowners associations, commercial operators, etc.
Develop a private recreation club for communitywide usage and other commercial recreation as needed.	Plan and construct commercial recreation facilities.	Private Developers.
Encourage incorporation of recreational amenities in residential and industrial projects.	Monitor development proposals, work with developers.	Planning Committee, Planning Department.